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The Evolution of Asset Management

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- 8 Years with ALPHA / 25 Years in Construction Industry
- Oversee Processes and Practices Related to Operations and Project Execution
- Enjoy Being a Part of the Long-Term Success Stories Facility Owners and Managers are Experiencing as a Result of SAM
- Reside in the great state of Texas
- Enjoy all things outdoors

ALPHA Facilities Solutions

www.alphafacilities.com

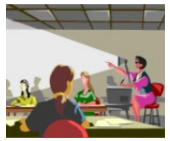
- Architects/Engineers
- Construction Professionals
- Energy Professionals
- Financial Services Professionals
- Environmental Professionals
- IT Professionals
- Mechanical, Electrical, Plumbing, Architectural/Civil Professionals
- Master Planning Professionals

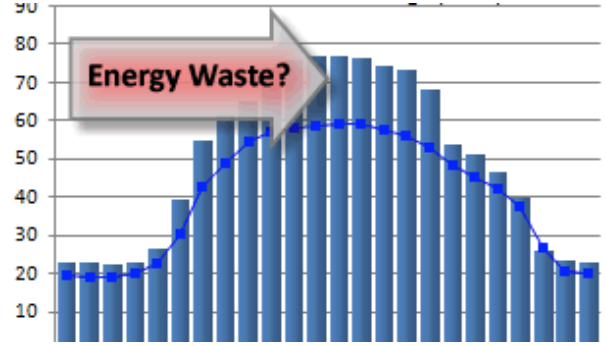
Agenda

1. Intro
2. Asset Management – The Past
3. Condition Data Isn't Enough
4. Leveraging Industry Leading Technology Solutions
5. AI and Evolving your IT Infrastructure
6. Energy and Environmental Impacts on Funding

Intro:

Curious to learn where industry is headed and what you need to know to be in the driver's seat of your asset management program? Please join us to hear from one of the industry's leading consulting groups on these exact topics.





Asset Management – The Past

- Widespread “Run to Fail Mentality”
- Buy Cheap, replace with cheaper
- Outdated work order processes
- Lacking in energy and environmental focus
- Technologically behind

Asset Management – Present Day

- Organizations have a better understanding of the importance of having standardized and reliable data
- More emphasis and awareness of the power of a comprehensive PM program
- Energy efficiency and environmental impact have become more than just a “feel good about doing it” practice
- Recent events have daylighted the importance of technology and reliability of that technology
- Asset management software has evolved beyond basic CMMS and Capital Planning functionality

Why Good Data Matters

- Competing Priorities and the Politics Behind Them
- Data rooted to industry standards is defensible
- Data becomes the source truth and not just one’s opinion
- Data is becoming a requirement to access State and Federal Funds

Comprehensive PM Programs

- Emphasis on standardizing maintenance activities across the organization
- Better understanding of how preventive maintenance correlates to achieving design life
- Organizations seeking to become more preventive than reactive
- Financial data exists to support more predictive versus reactive models
- Enables organizations to measure themselves and their staff by leveraging industry standard benchmarking data

Energy and Environmental Impacts

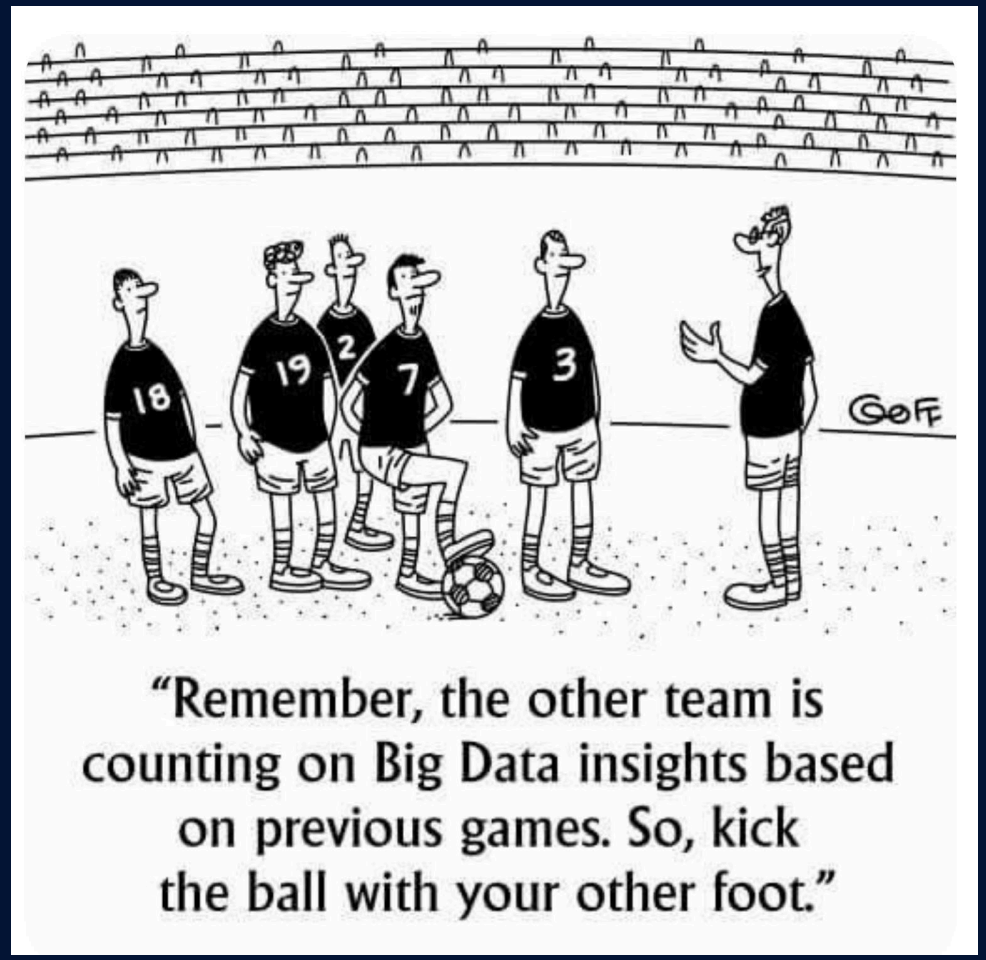
- More efficient equipment and improved technology is yielding better ROI's
- More funding sources available through rebates, grants, incentives and programs advocating for equipment upgrades
- More focused attention on Carbon and the need to reduce our footprint
- Given the combination of increasing population and widespread droughts. We are seeing more attention and emphasis on reducing water consumption
- Improved indoor air quality, removal of lead based paint, asbestos inspections / remediation and water quality are no longer "nice to have" but becoming primary goals and mission requirements for facilities

Technology

- Requirement for faster and more reliable internet and connectivity
- Advancements in technology such as high-definition cameras, vape detectors, smartboards, and portable smart devices have made it easier for organizations to leverage these components
- More robust software management systems available with the required functionality to support more than just work orders
- Has just made it easier to be somewhere when you aren’t even there

Asset Management – The Future

AI, Digital Twins and Smart Assets



- Building Automation Systems
  - More advanced and user friendly
  - More accurate data at the end user’s disposal
  - Better alarm prioritization, transmission and sequencing
  - More accurate predictability of unplanned shutdowns
- Machine learning is driving more prescriptive type maintenance practices
  - More effectively adjust asset management strategies of operations to achieve a more desired outcome
  - Extensive data lakes / warehouses allow AI to comb historical data to extract patterns to provide hypothetical operating environments
- GIS and BIM Modeling
  - Using spacial data and interactive maps to answer specific questions.
  - Increased efficiencies through new design and engineering practices within BIM

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Thank You.

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